

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE of Philadelphia Rd., 210 ft.
+/- NE of c/l Philco Rd. * ZONING COMMISSIONER
9731 Philadelphia Road * OF BALTIMORE COUNTY
415th Election District
6th Councilmanic District
General Services Engineering, Inc * Case No. 96-166-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 9731 Philadelphia Road near the eastern section of Baltimore County. The Petition is filed by General Services Engineering, Inc., property owner, through Gary R. Hoffman, President. Relief is requested from Section 101 of the Baltimore County Zoning Regulations (BCZR) to allow a proposed garage to be larger than the principal dwelling located on the subject lot. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was Randall Hoffman, the son of Gary R. Hoffman, Petitioner. There were no interested persons or Protestants present.

Testimony and evidence presented was that the subject property is a long narrow lot with frontage on Philadelphia Road. The property is approximately 23,000 sq. ft. in area and is split zoned M.L.-I.M./R.O. The front portion of the property, containing an existing dwelling and parking pad, is zoned R.O. The rear part of the site, where the proposed garage is to be located, is unimproved and zoned M.L.-I.M. The garage which is proposed will be 38 x 48 ft. in size.

Mr. Hoffman indicated that his father resides in the existing single family dwelling located on the front portion of the property. His father's company, General Services Engineering, Inc., also owns a tract which

ORDER RECEIVED FOR FILING

Date

BY

MICROFILMED

abuts the subject property. That tract also fronts Philadelphia Road and contains a long macadam parking driveway alongside the length of the subject property. To the rear of the tract, the adjoining parcel opens out into a much larger tract. A large existing warehouse building (22,500 sq. ft. in area) is located on that portion of the lot as well as a parking area.

Mr. Hoffman also indicated that the business of General Services Engineering, Inc. is manufacturing and warehousing. The said business takes place in the large existing warehouse building described above. Mr. Hoffman and his family are interested in the hobby of restoring and maintaining antique vehicles. They apparently utilize space in the large warehouse building to work on the restoration of the vehicles. However, an enclosed area is needed for the storage of same. Thus, they propose constructing the subject garage which might accommodate up to six vehicles.

It is clear that the construction of the garage will not be detrimental to the surrounding properties. In this regard, it is to be noted that the garage will be located on that part of the property zoned M.L.-I.M., a classification which permits manufacturing and industrial uses. Moreover, these property owners own the abutting property which will be the most affected lot. That lot is already devoted to manufacturing/warehousing uses as described above.

I am also persuaded that the Petitioner has satisfied the other requirements of Section 307 of the BCZR, which governs the consideration of variances. The small size of the existing house, coupled with the narrowness of the lot, present unique factors which satisfy the practical difficulty standard. As noted above, the proposed garage is consistent with the property zoning classification and will not detrimentally affect surround-

ORDER RECEIVED FOR FILING

Date

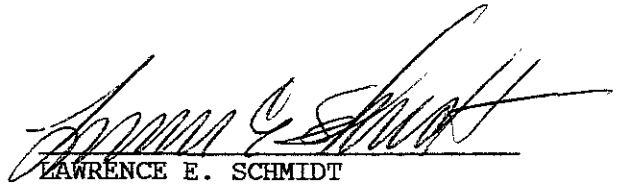
By

ing properties. For these reasons, the Petition for Variance should and will be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of Dec., 1995 that a variance from Section 101 of the Baltimore County Zoning Regulations (BCZR) to allow a proposed garage to be larger than the principal dwelling located on the subject lot, be and is hereby GRANTED; subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

9731 Philadelphia Road (rear of property)

which is presently zoned ML/RO

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

101 - To allow the building of a garage larger than the house located on the above referenced property.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

There is no garage on this property. Building this garage for automobile storage will allow the owner to protect expensive antique automobiles.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

General Services Engineering, Inc.

Gary R. Hoffman, President

(Type or Print Name)

Signature

(Type or Print Name)

Signature

9729 Philadelphia Road (410)574-5525

Address

Phone No

Baltimore, MD 21237

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Gary R. Hoffman

Name

9729 Philadelphia Rd. (410)574-5525

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

MICROFILMED

ITEM # 169

ZONING DESCRIPTION OF 9731 PHILADELPHIA ROAD

96-166-A

Beginning at a point on the southeast of Philadelphia Road, 210 feet ^{NE} from the centerline of
Philco Road, thence: **S** 66° 59' 42" E - 459.5 feet

N 45° 23' 18" E - 51.1 feet

N 66° 59' 42" W - 460 feet

S 43° 23' 18" W - 50 feet to the place of beginning.

Gross Area 23,000 square feet

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

94-166-A

District 1528

Date of Posting 11/17/95

Posted for:

Donaco

Petitioner:

General Service Engineering, Inc.

Location of property:

9731 Phil. Rd. S/E

Location of Sign:

Facing road way on property being zoned &

Remarks:

Posted by

[Signature]
Signature

Date of return:

11/17/95

Number of Signs: 1

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in both 106 of the County Ord. No. 11 W. Chelapeake Avenue in Towson Maryland 21204 or Room 118, Old Courthouse on Washington Avenue, Towson, Maryland 21204 as follows:

9737 Philadelphia Road
rear of the property
SE of Philadelphia Road, 210'
4'-NE of c/ Philco Road
1st Ewer District
City Councilman
J. Earl Overly (91)
Federal Savings, Englewood

Variance: to allow the building of a garage larger than the house.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 867-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call 867-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/10, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/9, 1995.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

ITEM No. 159

96-166-A

DATE 10-19-95

ACCOUNT

R-001-6150

010 - VARIANCE \$ 50.00

080 - SIGN \$ 35.00

AMOUNT

\$ 85.00

RECEIVED
FROM:

R. HOFFMAN

FOR:

VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

RECEIVED

10-19-95

\$85.00

R.T.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 169 Petitioner: GARY HOFFMAN

Location: 9731 PHILADELPHIA ROAD BAL. MD. 21237

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GARY HOFFMAN 9731 PHILADELPHIA ROAD

ADDRESS: 9731 PHILADELPHIA ROAD
BAL. MD. 21237

PHONE NUMBER: 574-5525 or 574-0027

MICROFILMED



TO: PUTUXENT PUBLISHING COMPANY
November 9, 1995 Issue - Jeffersonian

Please forward billing to:

Gary Hoffman
9731 Philadelphia Road
Baltimore, MD 21237
574-5525

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-166-A (Item 169)
9731 Philadelphia Road - rear of the property
SE of Philadelphia Road, 210' +/- NE of c/l Philco Road
15th Election District - 6th Councilmanbinc
Legal Owner: General Services Engineering, Inc.

Variance to allow the building of a garage larger than the house.

HEARING: WEDNESDAY, NOVEMBER 29, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 6, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-166-A (Item 169)
9731 Philadelphia Road - rear of the property
SE of Philadelphia Road, 210'+/- NE of c/l Philco Road
15th Election District - 6th Councilmanbiuc
Legal Owner: General Services Engineering, Inc.

Variance to allow the building of a garage larger than the house.

HEARING: WEDNESDAY, NOVEMBER 29, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: General Services Engineering, Inc.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECEIVED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 22, 1995

Gary R. Hoffman, President
General Services Engineering, Inc.
9729 Philadelphia Road
Baltimore, MD 21237

RE: Item No.: 169
Case No.: 96-166-A
Petitioner: General Services Engr.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 19, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-25-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204


RE: Baltimore County
Item No.

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/46 7 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-⁵⁴⁵⁻⁵⁵⁸¹~~333-1350~~ if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: October 31, 1995

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171⁸

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 6, 1995
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Development Plans Review

RE: Zoning Advisory Committee Meeting
 for November 6, 1995
 Items 163, 165, 166, 167, 168, and 169)

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

11/10/95

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshall's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 162, 163, 165, 166,
167, 168, 169, & 171.

REVIEWER: LT. ROBERT P. SAUFERNALD
Fire Marshal Office, PHONE 887-4221, MS-1102F

cc: File

PETITION PROBLEMS

#162 -- MJK

1. Receipt was not given to petitioner or attorney; still in folder.

#163 -- JRA

1. No zoning indicated on petition form.
2. No zip code for legal owner.

#165 -- MJK

1. Henry & Elizabeth Lehmann are trustees for who?
2. Need documentation that Henry & Elizabeth are trustees for whoever.
3. No telephone number for legal owner.

#168 -- JLL

1. No review information on bottom of petition form.

#169 -- RT

1. No review information on bottom of petition form.
2. Need attorney - legal owner is incorporated.

#170 -- MJK

1. No telephone number for legal owner.

#171 -- MJK

1. Notary section is incomplete.

RE: PETITION FOR VARIANCE
9731 Philadelphia Rd (rear of property),
SE of Philadelphia Rd, 210'+/- NE of c/l
Philco Road, 15th Election District,
6th Councilmanic

General Services Engineering, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CASE NO. 96-166-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Gary R. Hoffman, 9729 Philadelphia Road, Baltimore, MD 21237, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

NOV 24 1995

96-166-A

P 535

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MICROFILMS

SKI / P. 174

~~CONFIDENTIAL~~

3-17











IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE of Philadelphia Rd., 210 ft. * ZONING COMMISSIONER
+/- NE of C/I Philco Rd. *
9731 Philadelphia Road * OF BALTIMORE COUNTY
415th Election District
6th Councilmanic District
General Services Engineering, Inc * Case No. 96-166-A
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 9731 Philadelphia Road near the eastern section of Baltimore County. The Petition is filed by General Services Engineering, Inc., property owner, through Gary R. Hoffman, President. Relief is requested from Section 101 of the Baltimore County Zoning Regulations (BCZR) to allow a proposed garage to be larger than the principal dwelling located on the subject lot. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was Randall Hoffman, the son of Gary R. Hoffman, Petitioner. There were no interested persons or Protestants present.

Testimony and evidence presented was that the subject property is a long narrow lot with frontage on Philadelphia Road. The property is approximately 23,000 sq. ft. in area and is split zoned M.L.-I.M./R.O. The front portion of the property, containing an existing dwelling and parking pad, is zoned R.O. The rear part of the site, where the proposed garage is to be located, is unimproved and zoned M.L.-I.M. The garage which is proposed will be 38 x 48 ft. in size.

Mr. Hoffman indicated that his father resides in the existing single family dwelling located on the front portion of the property. His father's company, General Services Engineering, Inc., also owns a tract which

abuts the subject property. That tract also fronts Philadelphia Road and contains a long macadam parking driveway alongside the length of the subject property. To the rear of the tract, the adjoining parcel opens out into a much larger tract. A large existing warehouse building (22,500 sq. ft. in area) is located on that portion of the lot as well as a parking area.

Mr. Hoffman also indicated that the business of General Services Engineering, Inc. is manufacturing and warehousing. The said business takes place in the large existing warehouse building described above. Mr. Hoffman and his family are interested in the hobby of restoring and maintaining antique vehicles. They apparently utilize space in the large warehouse building to work on the restoration of the vehicles. However, an enclosed area is needed for the storage of same. Thus, they propose constructing the subject garage which might accommodate up to six vehicles.

It is clear that the construction of the garage will not be detrimental to the surrounding properties. In this regard, it is to be noted that the garage will be located on that part of the property zoned M.L.-I.M., a classification which permits manufacturing and industrial uses. Moreover, these property owners own the abutting property which will be the most affected lot. That lot is already devoted to manufacturing/warehousing uses as described above.

I am also persuaded that the Petitioner has satisfied the other requirements of Section 307 of the BCZR, which governs the consideration of variances. The small size of the existing house, coupled with the narrowness of the lot, present unique factors which satisfy the practical difficulty standard. As noted above, the proposed garage is consistent with the property zoning classification and will not detrimentally affect surround-

ing properties. For these reasons, the Petition for Variance should and will be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of Dec., 1995 that a variance from Section 101 of the Baltimore County Zoning Regulations (BCZR) to allow a proposed garage to be larger than the principal dwelling located on the subject lot, be and is hereby GRANTED; subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:pmn

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 12/15/95
By [Signature]



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 9731 Philadelphia Road (rear of property)
which is presently zoned M/RD

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

101 - To allow the building of a garage larger than the house located on the above referenced property.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

There is no garage on this property. Building this garage for automobile storage will allow the owner to protect expensive antique automobiles.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Leasee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink
on Recycled Paper
Revised 9/5/95

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)
General Services Engineering, Inc.
Gary R. Hoffman, President

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

the following dates: _____

ALL _____ OTHER _____

REVIEWED BY: _____ DATE: _____

ITEM # 169

ORDER RECEIVED FOR FILING
Date 12/15/95
By [Signature]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 11/14/95

Posted for: Variance

Petitioner: General Services Engineering, Inc.

Location of property: 9731 Phil. Rd. S/E

Location of Signs: 1 sign on subject property being posted

Remarks:

Posted by: [Signature] Date of return: 11/14/95

Number of Signs: 1

ZONING DESCRIPTION OF 9731 PHILADELPHIA ROAD 96-166-A

Beginning at a point on the southeast of Philadelphia Road, 210 feet from the centerline of Philco Road, thence: S 56° 59' 42" E - 459.5 feet
N 45° 23' 18" E - 51.1 feet
N 66° 59' 42" W - 460 feet
S 43° 23' 18" W - 50 feet to the place of beginning.

Gross Area 23,000 square feet

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/10, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/9, 1995.

THE JEFFERSONIAN,

A. Henricson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10-19-95 ACCOUNT R-001-0150

710 - VARIANCE \$50.00

580 - SIGN \$35.00 AMOUNT \$85.00

RECEIVED FROM R. HOFFMAN

FOR VARIANCE

TOWSON, MD. 11/10/95 \$85.00

VALIDATION OR SIGNATURE OF CASHIER

PRINTED WITH SOYBEAN INK ON RECYCLED PAPER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 169 Petitioner: GARY HOFFMAN

Location: 9731 PHILADELPHIA ROAD BAL MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GARY HOFFMAN 9731 PHILADELPHIA ROAD

ADDRESS: 9731 PHILADELPHIA ROAD

BAL MD 21237

PHONE NUMBER: 574-5525 or 574-0027

Printed with Soybean Ink
on Recycled Paper

TO: PUPPENT PUBLISHING COMPANY
November 9, 1995 Issue - Jeffersonian

Please forward billing to:

Gary Hoffman
9731 Philadelphia Road
Baltimore, MD 21237
574-5525

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-166-A (Item 169)
9731 Philadelphia Road - rear of the property
SE of Philadelphia Road, 210' +/- NE of c/l Philco Road
15th Election District - 6th Councilmanic
Legal Owner: General Services Engineering, Inc.

Variance to allow the building of a garage larger than the house.

HEARING: WEDNESDAY, NOVEMBER 29, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 6, 1995

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HEARING: WEDNESDAY, NOVEMBER 29, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Carl Jablon
Arnold Jablon
Director

cc: General Services Engineering, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 22, 1995

Gary R. Hoffman, President
General Services Engineering, Inc.
9729 Philadelphia Road
Baltimore, MD 21237

RE: Item No.: 169
Case No.: 96-166-A
Petitioner: General Services Engr.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 19, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No.

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/7 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1956 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 31, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kline*

PK/JL

ITEM161/PZONR/ZAC1

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Nov. 6, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for November 6, 1995
Items 163, 165, 166, 167, 168, and 169

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 162, 163, 165, 166, 167, 168, 169 & 171.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

PETITION PROBLEMS

#162 --- MJK

1. Receipt was not given to petitioner or attorney; still in folder.

#163 --- JRA

1. No zoning indicated on petition form.
2. No zip code for legal owner.

#165 --- MJK

1. Henry & Elizabeth Lehmann are trustees for who?
2. Need documentation that Henry & Elizabeth are trustees for whoever.
3. No telephone number for legal owner.

#168 --- JLL

1. No review information on bottom of petition form.

#169 --- RT

1. No review information on bottom of petition form.
2. Need attorney - legal owner is incorporated.

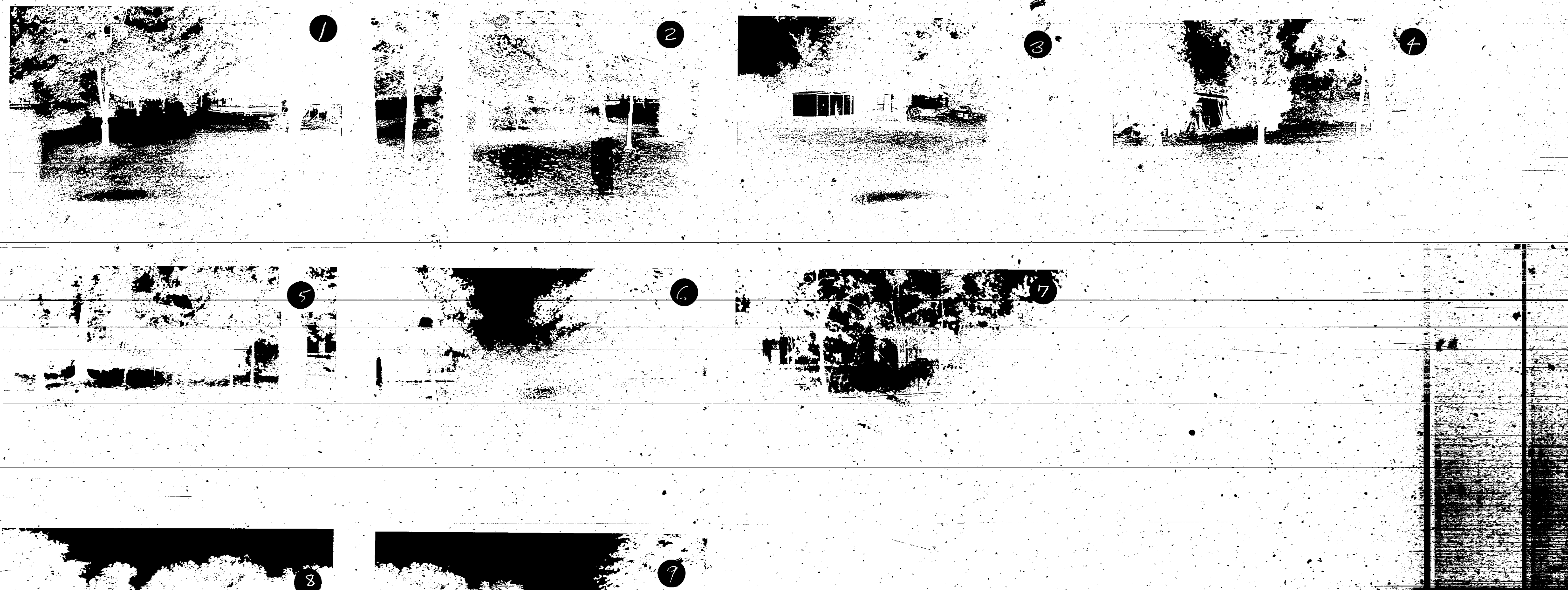
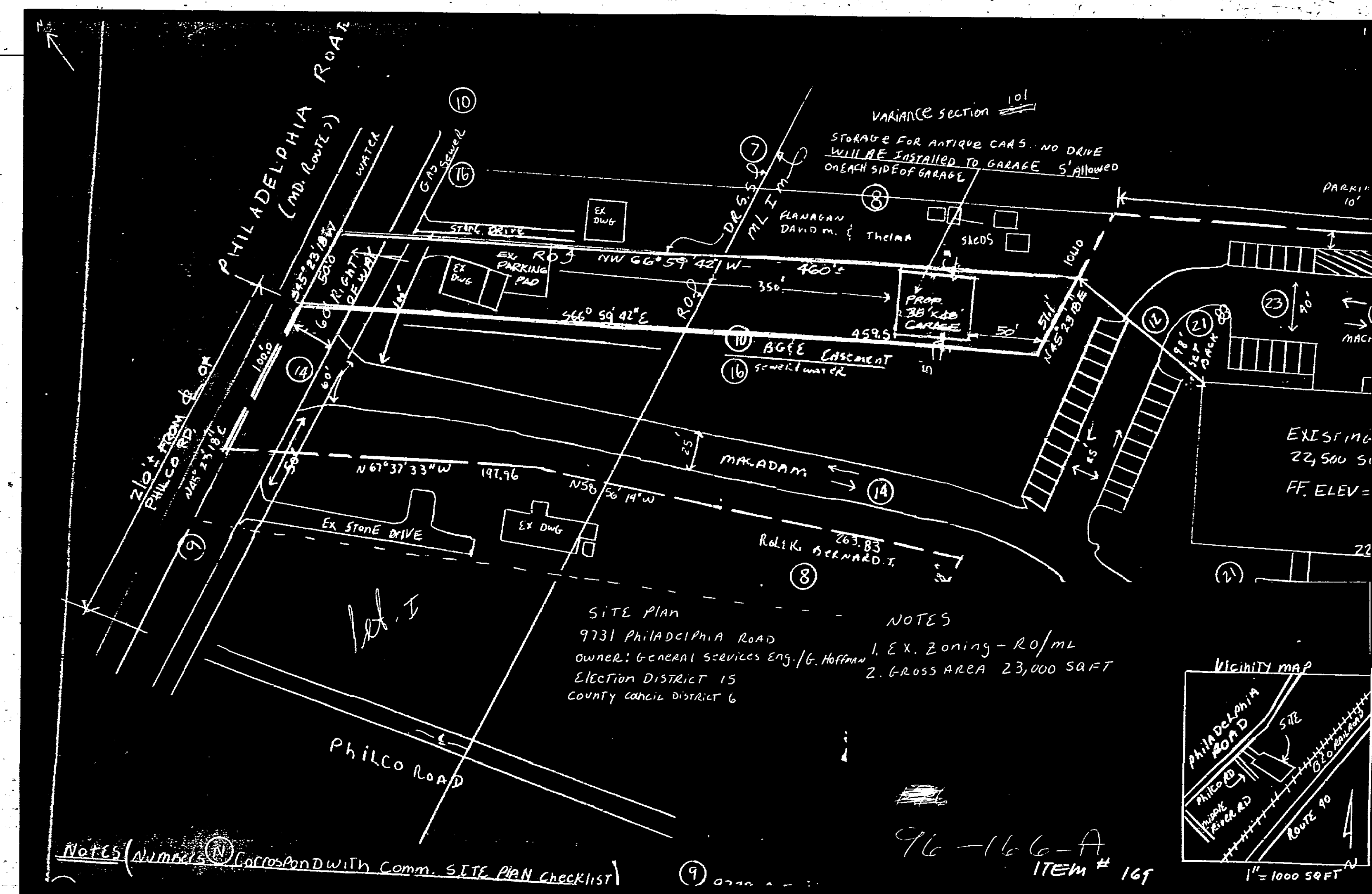
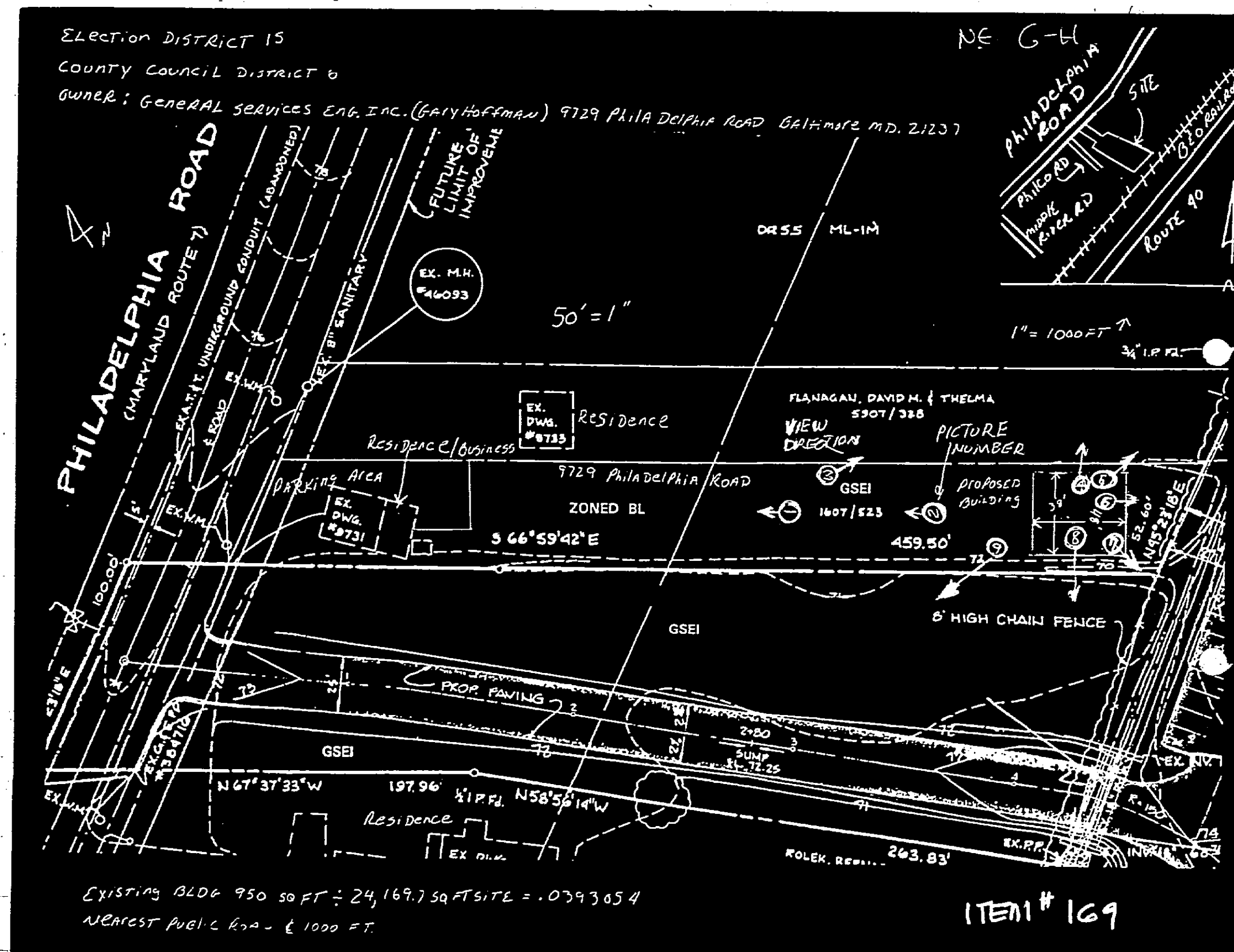
#170 --- MJK

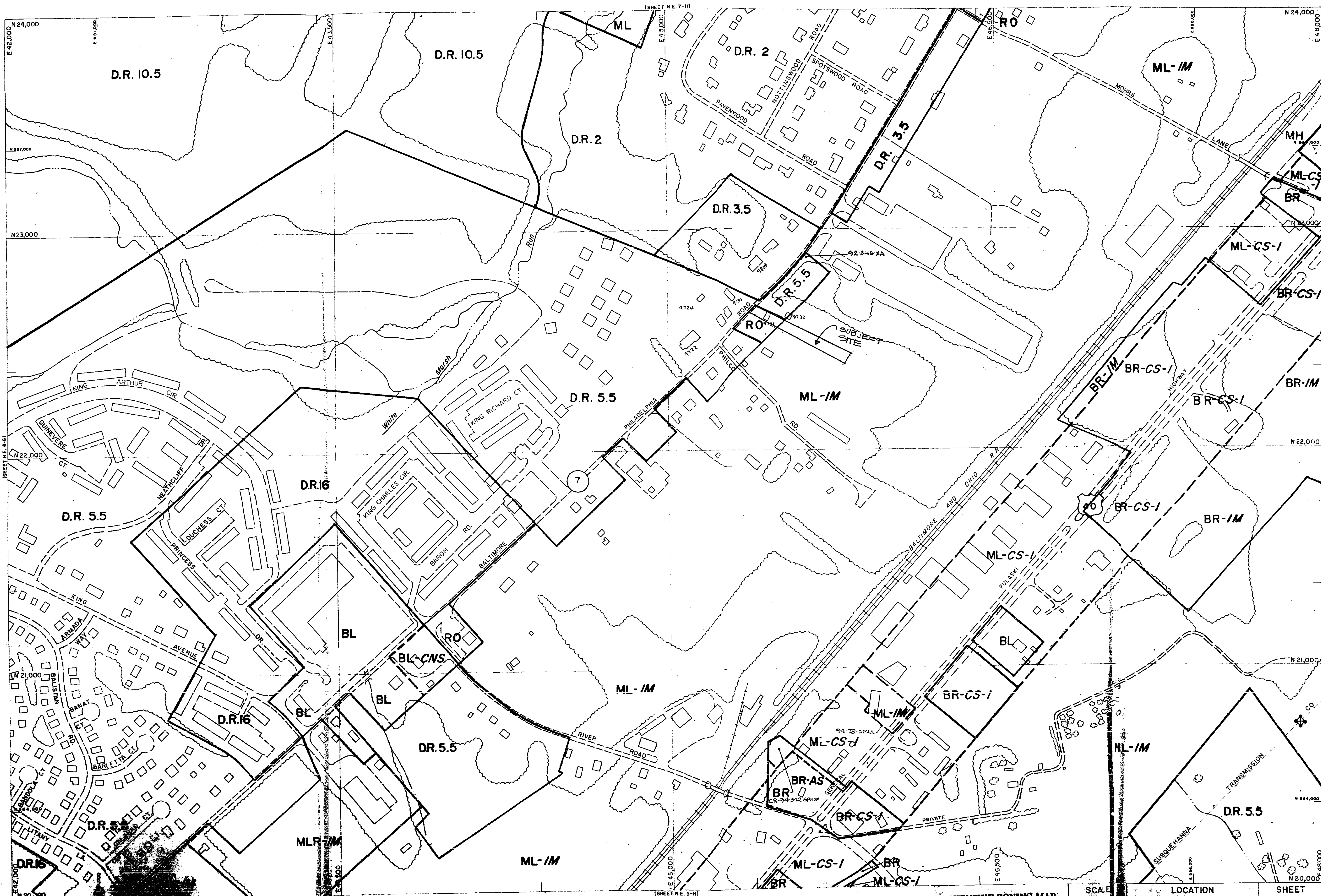
1. No telephone number for legal owner.

#171 --- MJK

1. Notary section is incomplete.

Peter Max Zimmerman
PETER MAX ZIMMERMAN





M - SW M - SE
I - NW I - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21218

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William A. Howard IV
Chairman, County Council

SCALE 1" = 200'	LOCATION ITEM #169	SHEET N.E. 6-H
DATE OF PHOTOGRAPH JANUARY 1986	POPULAR	

96-166-A

96-166-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHY, INC.
MARTINSBURG, W.V. 26041

SCALE	LOCATION	SHEET
1" = 200' ±	ITEM #169	
DATE OF PHOTOGRAPHY JANUARY 1983	POPLAR	NE 6-H